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{
  "typeOfReport": {
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    "RVDSValues": false,
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Avinash",
    "type": "CREDITOFFICER",
    "_id": "675287fccfae933db22a82ff",
    "email": "avinash.bhosle.ssl@gmail.com",
    "lastName": "Bhosle",
    "mobileNo": "",
    "workMobileNo": "9167389229"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "initial": "SBI",
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  "status": true
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"branch": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
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  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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"email": "pradnya@vastukala.org",
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  "mobileNo": "9004134140",
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    "lastName": "Chalikwar",
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  }
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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  "country": {
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  "value": "Mumbai Suburban",
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  "value": "",
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  "value": "",
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Nagar Shramik Co. Op. Hsg. Soc. Ltd.",
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  "value": "",
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  "value": "113(Part)",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "347(Part)",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "value": "Vikhroli (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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  }
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"whetherCoveredUnderAnyState": {
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"south": "Building No. 52",
"east": "Eastern Express Highway"
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"asPerDocumentAgreement": {
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"west": "18.30 Mtrs. Wide Road ",
"south": "Building No. 52",
"east": "Eastern Express Highway"
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"east": "Passage ",
"south": "Flat No. 1302",
"west": "Marginal Space "
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"asPerDocument": {
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "135960",
  "landRate": "58490",
  "igrImage": "cases/67c6b75d53081d47e3eecb4/igr_1741238781828_Image.png",
  "squareMeterGuideLineRate": "149556.00",
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"igrFinalRate": {
  "floorRatePercentage": "10",
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"depreciationPercentage": "0",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "22,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonry"
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"waterTank": {
  "value": "MunicipalWaterSupply",
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"pavementLaid": {
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  "label": "Yes"
},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "New_Building",
  "label": "New Building"
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"materialUsedList": {
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceOfTheBuilding": {
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  "label": "New Building"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
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  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "60",
  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "23",
  "flatFloorNo": "13",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "6"
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  "area": "438.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1741244880809_Image.png",
    "routeLat": "19.115889",
    "routeLng": "72.934944",
    "stationName": "3.4 Km. ",
    "routeDistance": "3.4 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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"locationMapImg": [
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}
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "showcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
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"finalValue": "8778000.00"
},
"outward": {
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  "date": "Thu Mar 06 2025 08:30:20 GMT+0000 (Coordinated Universal Time)",
  "number": "2310888",
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  "monthCount": "85",
  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
    "label": "External Brick Work",
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"floorsCompleted": "",
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"isHideFloor": false,
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"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
}
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},
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"selectedBuildUpMeasurementType": "Sq. Ft."
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      "name": "externallmg_1741186269349_1741186263391_image_8.jpeg",
      "path": "cases/67c6b75d53081d47e3eeccb4/
externallmg_1741186269349_1741186263391_image_8.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/67c6b75d53081d47e3eeccb4/
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67c864e0911180d3bfffcc9e6",
      "name": "externallmg_1741186268570_1741186263391_image_5.jpeg",
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externallmg_1741186268570_1741186263391_image_5.jpeg",
      "orientation": "portrait"
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      "status": false,
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      "name": "externallmg_1741186269349_1741186263391_image_8.jpeg",
      "path": "cases/67c6b75d53081d47e3eeccb4/
externallmg_1741186269349_1741186263391_image_8.jpeg",
      "orientation": "portrait"
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      "_id": "67c8650a911180d3bfffcca73",
      "name": "externallmg_1741186312323_1741186305700_image_2.jpeg",
      "path": "cases/67c6b75d53081d47e3eeccb4/
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    "orientation": "portrait"
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    "path": "cases/67c6b75d53081d47e3eeccb4/
externallmg_1741186312520_1741186305700_image_3.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67c8650a911180d3bffcca79",
    "name": "externallmg_1741186313211_1741186305700_image_8.jpeg",
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externallmg_1741186313211_1741186305700_image_8.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67c8650a911180d3bffcca7c",
    "name": "externallmg_1741186313865_1741186305700_image_11.jpeg",
    "path": "cases/67c6b75d53081d47e3eeccb4/
externallmg_1741186313865_1741186305700_image_11.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c8650a911180d3bffcca7b",
    "name": "externallmg_1741186313628_1741186305700_image_10.jpeg",
    "path": "cases/67c6b75d53081d47e3eeccb4/
externallmg_1741186313628_1741186305700_image_10.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19922.00",
    "max": "23559.00"
  },
  "builtUpRateRange": {
    "min": "18111.00",
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```
"max": "21418.00"
},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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"isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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"factorFavoringValue": {
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "399.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c6b75d53081d47e3eecb4",
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"ownerName": "Ms. Pallavi Eknath Bhadale ",
"ownerPhoneNo": "8898785489",
"appAddress": "Flat no. 1303, 13th Floor, Tagore Nagar Shramik CHS, Adityaraj
Fortune, Building no. 51, Hariyali, Vikroli East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "14/11/2022",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Adityaraj Builders ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Ms. Pallavi Eknath Bhadale ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "22040 / 2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "339863",
    "path": "cases/67c6b75d53081d47e3eeccb4/
document_1741076309254_1741076307470_Racpc_Ghatkopar_Pallavi_Bhadale.pdf",
    "fileName":
"document_1741076309254_1741076307470_Racpc_Ghatkopar_Pallavi_Bhadale.pdf"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    }
  }
]
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},
"attachConfig": {
  "fromPage": 0,
  "toPage": 0
},
"attachInReport": false,
"inputs": {
  "documentDate": "17/01/2025",
  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Housing_And_Area_Development_Authority",
    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MH / EE / (BP) / GM / MHADA - 8 / 849 / 2025 / OCC / 1 / New"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1741242156871_252619.pdf",
"path": "cases/67c6b75d53081d47e3eecb4/
document_1741242156871_252619.pdf",
"id": "104505",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Mar 06 2025 06:22:37 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Amended Commencement Certificate",
    "value": "60ae1279aa6d152c1801b3d4"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "26/04/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
```

```
    },
    "No": "MH / EE / (BP)/ GM / MHADA - 8 / 849 / 2022 / FCC / 1 / New"
  },
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  "displayStatus": false,
  "fileName": "document_1741242344051_318905.pdf",
  "path": "cases/67c6b75d53081d47e3eecb4/
document_1741242344051_318905.pdf",
  "id": "149712",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Mar 06 2025 06:25:44 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "RERA Certificate",
    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "10/08/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800030269"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1741242471257_RERA.pdf",
  "path": "cases/67c6b75d53081d47e3eecb4/
document_1741242471257_RERA.pdf",
  "id": "729225",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Mar 06 2025 06:27:51 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014674",
"createdBy": "60b7177d2ffdf65bcd65882a",
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"caseHistory": [
  {
    "id": "636813",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 04 2025 08:18:37 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Ms. Pallavi Eknath Bhadale ",
    "phone": "8898785489",
    "ownershipShare": "",
    "email": "",
    "id": "225398"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "638444",
    "name": "Living Room",
    "length": "16.00",
    "length1": "16",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "144.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "144.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "10.50",
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"length1": "10",
"length2": "6",
"width": "9.00",
"width1": "9",
"width2": "00",
"totalArea": "94.50",
"images": [],
"extraAreas": [],
"finalArea": "94.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "13.06",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "8.25",
  "length1": "8",
  "length2": "3",
  "width": "2.42",
  "width1": "2",
  "width2": "5",
  "totalArea": "19.94"
}
],
"finalArea": "33"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "27.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "6.00",
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"width1": "6",
"width2": "00",
"totalArea": "43.50",
"images": [],
"extraAreas": [],
"finalArea": "43.50"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement for sale",
    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "412955",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "399",
  "squareMeterArea": "37.07",
  "docFinalBuiltUp": "438.9",
  "docFinalBuiltUpSquareMeter": "40.777",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "399.00",
    "squareMeterArea": "37.07",
    "expectedRate": "23558.90",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "438.90",
    "squareMeterArea": "40.78",
    "expectedRate": "21417.18",
    "percentage": "10"
  }
}
```

```
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Adityaraj Fortune, Vikhroli East",
"area": "399",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "-",
"source": "square_yards",
"expectedPrice": "9400000",
"expectedRate": "23558.90",
"builtUpExpectedRate": "21417.18",
"image": "cases/67c6b75d53081d47e3eecb4/
indicator_1741238501119_Image.png",
"squareMeter": "37.07",
"id": "485928"
},
{
  "carpetArea": {
    "area": "395.00",
    "squareMeterArea": "36.70",
    "expectedRate": "21012.66",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "434.50",
    "squareMeterArea": "40.37",
    "expectedRate": "19102.42",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67c9324c911180d3bffc3a1",
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"property": "Adityaraj Fortune, Vikhroli East",
"area": "395",
"builtUpPercentage": "10",
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"areaType": "Carpet",
"floor": "-",
"source": "square_yards",
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"percentage": "10"
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"saleableArea": {
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"floor": "7",
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externallmg_1741186225024_1741186219935_image_0.jpeg",
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"orientation": "landscape"
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"leadRemarks": [],
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"updatedAt": "2025-03-06T08:35:28.872Z",
"__v": 0,
"assignmentType": {
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"fullAddress": "Residential Flat No. 1303, 13th Floor, Building No 51, Adityaraj Fortune,
Proposed Redevelopment of Existing Building No. 51 known as Tagore Nagar Shramik
Co. Op. Hsg. Soc. Ltd., Tagore Nagar, Village - Hariyali, Vikhroli (East), Taluka - Kurla,
District - Mumbai Suburban, PIN - 400 083, State - Maharashtra, Country - India",
"updatedAtBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Ms. Pallavi Eknath Bhadale",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "8898785489",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 399.00",
"flatRate": "22000",
"landOtherRate": "19000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "369.50",
"extendOfSiteRemark": "\nAll the above areas are within 8% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"finalBuiltupArea": "406.45",
"finalCarpetArea": "369.50",
"finalSalableArea": "447.09",
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"otherCarpetTotal": "0.00",
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"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"finalSaleablePercentage": "0",
"landDetails": {
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  },
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    "lesseeName": "",
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    "leaseFrom": "",
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    "leaseDate": ""
  }
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	16'00"	9'00"	144.00
Bedroom	10'6"	9'00"	94.50
Toilet	6'9"	4'00"	27.00
Passage	4'9"	2'9"	13.06
Toilet	7'4"	3'9"	27.50
Kitchen	7'3"	6'00"	43.50
Other Composition :			